Phase I Environmental Assessment
Maybell Property
Palo Alto, California

Prepared for:
Palo Alto Housing Corporation
725 Alma Street
Palo Alto, CA 94301

Project No. REE-61-01A-12
July 2, 2012

ROSEWOOD ENVIRONMENTAL ENGINEERING
1079-B Sunrise Boulevard, Suite 168
Roseville, California 95661

Project No. REE: 60-01A-12
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Mr. Ron Babiera
Palo Alto Housing Corporation
725 Alma Street
Palo Alto, CA 94301

Subject: Phase I - Environmental Site Assessment
The Maybell Property
Palo Alto, California

Dear Mr. Babiera:

At your request, Rosewood Environmental Engineering has conducted a Phase I Environmental Assessment (ESA) for the above referenced site. The following is a copy of the report, which presents the results of our assessment according to ASTM E1527-2005 standards and the EPA CERCLA AAI Rule.

Should you have any questions relating to the contents of this report or require any additional information, please contact our office at your convenience.

Very truly yours,
Rosewood Environmental Engineering

Cheryl Ann Bly Chester

Cheryl Bly-Chester, PE, REA, Ph.D.
Principal Engineer

Copies:

LETTER OF TRANSMITTAL

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APPENDICES

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1.0 INTRODUCTION

Rosewood Environmental Engineering conducted a Phase I Environmental Site Assessment for the Maybell Property located at 567, 575, 587, and 595 Maybell Avenue in the Palo Alto, Santa Clara County, California. This report presents the findings of the assessment and opinions of Rosewood Environmental Engineering as to the suitability of the site for use as planned multi-family residential development.

1.1 Purpose

The purpose of conducting the Phase I Environmental Site Assessment is to provide an independent, professional opinion regarding recognized environmental conditions (RECs), if any, associated with the Site as due diligence documentation in a property transaction. The subject property comprises approximately 2.46 acres in a square shape. The Site is located in the Barron Park area of Palo Alto, County of Santa Clara, California.

The Phase I Environmental Site Assessment complies with the US EPA 40 CFR 312 "Standards and Practices for All Appropriate Inquiries" referred to as the "AAI Rule" and conforms to the ASTM E1527-2005 standard for conducting Phase I Environmental Site Assessments. The subject property was evaluated for the presence of potentially adverse environmental conditions and the adjacent properties were evaluated for secondary potential contaminated sites with a review of potential contamination sources within a 1-mile radius of the Site.

The Phase I Environmental Assessment was prepared for the use of our client, Palo Alto Housing Corporation, and their lender and partners who may rely on this report for evaluating the environmental conditions of the property. Per EPA AAI Rule the findings and opinions of this report expire 180 days from the date of issuance.

1.2 Scope

Rosewood Environmental Engineering performed the following services in accordance with the terms of agreement as set forth in the proposal and services agreement:

a) Perform a field reconnaissance of the subject property for significant surficial signs of hazardous waste release, storage of hazardous materials, and surficial indications for the presence of underground storage tanks (USTs), water wells, and other indicators of past land use related to recognized environmental concerns;

b) Research into past land use of the target property involving, as applicable, telephone and personal interviews with government personnel and the review of historical documents, including a history of the ownership of the property;

c) Develop the history of the Region with an emphasis on the target site and adjacent properties

d) A review of available aerial photographs and historical maps and photos for obvious surface features indicative of past land use with attention to indicators of hazardous materials or waste use, disposal, or storage;

e) An interview or questionnaires with the current property owner and people knowledgeable about the site and surrounding area history;

f) A review of previous environmental reports and in-house files;

g) A review of fuel leak and chemical release database lists and files for soil and groundwater contamination cases within a 1-mile radius from the subject site as made available through the appropriate Federal and State and local regulatory agencies, if available;

h) Review of Environmental Liens for the property;

i) Documentation of the site with photographs;

j) Preparation of this report.

1.3 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 part of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. All services for the Phase I and Limited Phase II Environmental Assessment were performed either by me or under my direct supervision and I performed the Site Visit. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Cheryl Ann Bly Chester

Cheryl Bly-Chester, PE, REA
Site Assessor/ Environmental Professional (EP)

2.0 SITE LOCATION AND DESCRIPTION

2.1 Location

The target Site is located at the northeast corner of the intersection of Maybell Avenue and Clemo Avenue in the Barron Park residential neighborhood of Palo Alto, Santa Clara County, California. The lot is comprised of two county assessor parcel numbers, APN 137-25-109 and 137-25-108. The Site location Map, Assessors Parcel Map, and Tax Map are presented in Appendix A.

2.2 General Site Description

The Site is rectangular in shape comprising 2.46 acres of mixed-use land. The majority of the Site consists of an historic apricot orchard on well water from a well at the Site Four single family residences front on Maybell Avenue lining the northwest side of the property. A Site Plan is contained in Appendix A with photographs of the Site in Appendix B, and aerial photographs of the Site in Appendix C.

2.3 Topography and Drainage

Based on the most recent USGS historical topographic map, 7 ½ minute quadrangle (1980), the subject site is flat and the surface slopes at a low gradient to the northeast at an elevation of approximately 60-feet above mean sea level (msl). Based on comparing early topographic maps with more recent maps, it appears the Site has been graded to level. The regional surface drainage appears to flow towards Barron Creek to the east-southeast. Based on field observation of a storm drain grate medallion, the site and regional storm water system flows into Barron Creek.

2.4 Geology/Hydrogeology

The subject property is located in Santa Clara Plain of the San Francisco Bay Area. The Santa Clara Plain forms the floor of the Santa Clara Valley. The plain is a broad, flat to undulating, gently sloping alluvial fan that extends northeast from the base of the foothills of the Santa Cruz Mountains to the salt evaporators that now occupy the marshes that formerly bordered San Francisco Bay. The foothills rise sharply to about 400 feet above mean sea level (+400 feet MSL) west of Junipero Serra Boulevard (about 150 feet MSL). The plain drops gently across 3.5 miles to about +5 feet MSL at the Bay margin and is incised by streams such as San Francisquito and Barron Creeks near the site (California Geographical Survey, 2002).

Based on geotechnical borings at the Site, first groundwater is encountered in a sand lens below a layer of gray-blue tight clay. The groundwater was somewhat confined and rose approximately six inches in the open borehole over an hour.

Site specific overview geo-physiography information is contained in the Geo-Check portion of the EDR Database search in Appendix E.

2.5 Seismicity

The City of Palo Alto, Santa Clara County, and the rest of the Bay Area are in one of the most active seismic regions in the United States. Each year, low and moderate magnitude earthquakes occurring in or near the Bay Area are felt by residents of the City of Palo Alto. Since the mid-nineteenth century, about 2,000 earthquakes have affected Santa Clara County. The April 1906 earthquake on the San Andreas fault, estimated at about Moment Magnitude (MW) 7.9 (M8.3 on the Richter scale; see Glossary at the end of this section), probably was the largest seismic event felt in the City of Palo Alto. Most recently, the MW 6.9 (M7.1) Loma Prieta earthquake of October 1989.

Both the 1906 San Francisco earthquake (Rogers, 1980) and the 1989 Loma Prieta earthquake caused substantial damage in Palo Alto and Stanford University. These include faults that are historically active (during the last 200 years – segments of the Green Valley fault and the Concord fault), those that have been active in the geologically recent past (about the last 11,000 years, referred to as the Holocene epoch – segments of the Rodgers Creek, Green Valley, Clayton, Calaveras, and Hayward faults), and those that have been active at some time during the Quaternary geologic period (the last 1.6 million years – segments of the Monte Vista and Stanford fault. A map of the faults in the region is presented in Appendix F.

2.6 Flood Potential

Palo Alto is crossed by several creeks that flow north to San Francisco Bay, Adobe Creek on its eastern boundary, San Francisquito Creek on its western boundary, and Matadero Creek in between the other two. Arastradero Creek is tributary to Matadero Creek, and Barron Creek is now diverted to Adobe Creek just south of Highway 101 by a diversion channel.

The Site is located equidistant between Barron Creek to the northwest and Adobe Creek to the southeast. Both creeks flow to the east and lie approximately 1,000 feet from the Site. Barron Creek appears to be primarily flowing through underground structures, whereas Adobe Creek appears to be largely following its natural course. A map of the watercourses is contained in Appendix A.

The Community Number for Palo Alto is 060348. The original effective date of the Flood Insurance Rate Map (FIRM) is 2/15/1980. The site is mapped into Flood zone: X (NAVD88) on Panel: 0017H that was updated: on July 23, 2010.

All of Palo Alto that is not in a Special Flood Hazard Area is in "ZONE X", which is described as an area of moderate risk of flooding (roughly speaking, outside the 100-year flood but inside the 500-year flood limits). Thus, all of Palo Alto has been determined to be subject to some risk of flooding, and it is inaccurate to say that a given property is "not in a flood zone" simply because it is not in a Special Flood Hazard Area. The special floodplain construction rules are not applicable to structures in an "X" Zone, and federal regulations do not require that flood insurance be purchased to protect an equity loan on structures in an "X" Zone. The Public Works Engineering Line at 650-329-2151 provides further information on this flood zone designation.

Creeks in the area and layered designation of public works projects to control flooding in Palo Alto are contained in Appendix F.

2.7 Soil Deposits

The major soil group near the site is moderately well to excessively drained, medium to fine grained (sand, silt, and clay) soils developed on alluvial plains and fans (Group III soils). The soil association represented is the Zamora-Pleasanton consisting of loam and clay loams with clay loam subsoils and Pleasanton loams with gravelly clay loam subsoils. These loams and clay loams are moderately expansive, moderately corrosive to untreated steel and concrete, with moderate soil strength, low liquefaction potential, low erosion potential, and severe limitations for septic tank filter fields especially lack of permeability. No leach fields were reported at the Site.

2.8 Oil and Gas Wells

No oil or gas wells were identified within one mile of the Site.

3.0 SITE RECONNAISSANCE

A Rosewood Environmental Engineer, Qualified Environmental Professional performed a site reconnaissance visit on June 26, 2012. Mr. John Souerbry, the broker for the property and Mr. Paul Schifano, long time friend of the late owner of the Site, accompanied the site visit and provided access to the property.

The weather was clear, slightly breezy, and the temperature was 72 degrees. The most recent rain had been more than one month prior to the site visit. The soil at the Site was dry.

Prior to the Site visit, the site and vicinity were observed using the online street views of GoogleMaps. GoogleMaps online views that were observed prior to the site visit are attached in Appendix A.

3.1 Site Observations

The property consisted of four single family, single floor, wood frame houses fronting on Maybell Avenue with an old apricot orchard behind the houses. Disturbed soil and a cleared area was observed in the southeast corner of the Site in a copse of trees. The field was accessed both by walking through the garage of the house at 567 Maybell and by driving through a gate off of Clemo Avenue in the southeast corner of the Site. A 1940's era tractor was observed in the southern quadrant of the orchard. Numerous spigots on standpipes of the irrigation system were noted throughout the orchard.

The orchard appeared to have been recently harvested as no apricots were observed either on the trees or on the ground around the trees. The ground around the trees was cleared of weeds for fire control. The irrigation for the orchard remained in place and operational drawing off of city water. A well in the backyard of the house at 595 Maybell Avenue once served the orchard and houses, but is no longer operational.

No evidence of staining or subsidence was present that would indicate a removed tank or spill in the orchard area. No evidence of turnouts or handling locations was identified in the orchard. It appeared that uniform application of pesticides was a valid assumption for representative soil sampling of the orchard.

The residences were all fully accessed and visually inspected for evidence of recognized environmental concerns. All four residences were wood frame, single-story homes with attached garages. The utilities to the site were provided by the City of Palo Alto for gas, electricity, and water.

The hot water tanks for all the homes were in their respective garages. Insulation or pipe wrap was observed to be minimal on the piping and tanks. However the crawl spaces beneath the houses, attic areas and duct work were not observed, but deemed to potentially contain asbestos containing materials due to the age of the houses and that historically when houses are renovated, these areas generally retain original construction materials. Building-specific observations are noted below:

595 Maybell Avenue: 4 bedroom, 1 ½ bath with two car garage: Linoleum flooring in the bathrooms and a utility area was noted. It appeared to be newer than 1981, and so less likely to contain asbestos containing material (ACM). The former water well for the orchard was located in the backyard of this house, including a small holding tank adjacent to the building.

A water well is located in the backyard of this house. Attempts were made to access the well, but the multiple check valves for disconnecting city water were all ineffective in shutting off flow of city water into the well. Sampling the well would have meant that the city water to 595 Maybell Avenue would have been shut off and unable to resume until the shut-off valves were repaired. As no recognized environmental concerns appear to threaten the deeper groundwater at the Site, the cost in time, effort, and money for repairing an otherwise unused well just for an incidental water sample was deemed to be unwarranted.

587 Maybell Avenue: 3 bedroom, 2 bath with two car garage. This house also had limited linoleum flooring that appeared to be newer than the house, and so perhaps less likely to contain ACMs. Some small containers of cleaning products were stored safely on shelves in the garage.

575 Maybell Avenue: 4 bedroom, 2 ½ bath with two car garage. This house appeared to not have been renovated since it was built. The décor indicated that the linoleum and countertops were from the 1970's. Beneath the refridgerator, a torn portion of the kitchen linoleum revealed another pattern of linoleum so that there were at least two layers of linoleum in the kitchen. The mastic for the linoleum and the linoleum itself may contain ACMs and should be tested.

567 Maybell Avenue: 2 bedroom, 1 bath with one car garage and attached storage area in back yard. This is connected to an additional garage and work space. This house contained very limited amount of materials that had potential for ACM. It appeared to have been redecorated. The additional garage and storage space contained cans of paint and other maintenance supplies stored safely on the shelves. Mr. Souerbry indicated in the side yard where a small underground storage tank reportedly had been excavated. No vent pipes, depressions or other indications of disturbance were noted at the location. No soil staining was observed in the area. USA (Underground Service Alert) markings were observed on the pavement and in the street marking utilities' locations in front of this house.

3.2 Adjacent Properties

The property to the north of the site is a mature, residential neighborhood that is fully built out with one small vacant lot across Maybell Avenue from the Site. The neighborhood appeared to be single family homes. Pole-mounted transformers are located along Maybell Avenue across the street from the Site.

The property to the east of the Site is a mid-rise apartment complex with mature landscaping and an appearance of being well-maintained.

To the south is a high-rise apartment building that fronts on Arastradero Avenue. In the rear of the high-rise is covered parking that shares the fence with the Site. A large satellite dish is in the covered parking area adjacent to the Site.

The Juana Briones Public Park and a fire station are west of the Site, across Clemo Avenue. The

park was once the location of part of the same Sambuceto Apricot Orchard that remains on the target Site. The land was taken by the City through eminent domain in 1966.

Along Maybell Avenue where it intersects El Camino Real to the east is a small commercial area with a hotel, Walgreens store, and two auto dealerships with service areas. An electrical substation is located behind the Walgreens store and high tension power lines run through the area. This substation is approximately 2,000 feet east of the property.

4.0 REGIONAL AND SITE HISTORY REVIEW

The history of the site was summarized based on examination of documents pertaining to the historical significance of the land-use at the property within local agencies, online sources, ownership documents, a City Directory search, a Sanborne Fire Insurance Map search, historical aerial photographs, historical topographic maps, and interviews and questionnaires from persons knowledgeable about the Site. The Santa Clara County Agricultural Commissioners Office provided history of agriculture such as crops and pesticide use in the Site vicinity.

Aerial photographs and topographic maps were provided by EDR, Inc., and the GoogleMaps online viewing service. The aerial photographs are contained in Appendix B and the Maps are contained Appendix C. Data for the photographs and topographic maps are tabulated below:

AERIAL PHOTOGRAPHS EXAMINED

Flight Date	Approximate Scale	Flyer
1939	1:555	Fairchild
1948	1:655	USGS
1956	1:555	Aero
1965	1:333	Cartwright
1974	1:601	NASA
1982	1:690	USGS
1991	1:500	EDR
1998	1:666	USGS
2005	1:500	EDR
2011	1:500	GoogleMaps

HISTORICAL TOPOGRAPHIC MAPS

Date	Scale	USGS Topographic Map
1899	1:62500	15-Minute Palo Alto Quadrangle
1902	1:125000	30-Minute Santa Cruz Quadrangle
1943	1:62500	15-Minute Palo Alto Quadrangle
1947	1:62500	15-Minute Palo Alto Quadrangle
1948	1:62500	15-Minute Palo Alto Quadrangle
1953	1:24000	7.5-Minute Palo Alto Quadrangle
1961	1:24000	7.5-Minute Palo Alto Quadrangle
1961	1:62500	15-Minute Palo Alto Quadrangle
1968	1:24000	7.5-Minute Palo Alto Quadrangle
1973	1:24000	7.5-Minute Palo Alto Quadrangle
1991	1:24000	7.5-Minute Palo Alto Quadrangle
1997	1:24000	7.5-Minute Palo Alto Quadrangle
1953	1:24000	7.5-Minute Mountain View Quadrangle
1961	1:24000	7.5-Minute Mountain View Quadrangle
1968	1:24000	7.5-Minute Mountain View Quadrangle
1973	1:24000	7.5-Minute Mountain View Quadrangle

4.1 Regional History

The first inhabitants of the Palo Alto area were the Ohlone Indians. The Ohlones were hunter/gatherers until the arrival of the Spanish missionaries who brought them into the catholic faith and had them work on mission lands.

The first Spanish explorers in Palo Alto were with the Don Gaspar de Portola party in 1769, which camped next to "El Palo Alto," an out-of-zone Coastal Redwood tree beside San Francisquito Creek. That tree still stands in Palo Alto next to the railroad bridge near Palo Alto Avenue and Alma Street and is pictured in Appendix D. In 1774, the Franciscan friars, led by Padre Palou, stopped at the El Palo Alto seeking a place for a mission, but moved on for a steady water supply in Santa Clara.

The Mexican land grants in the area went first to Don Rafael Soto, born in San Jose, who gained permission from the administration of the Santa Clara mission to settle at the curve of San Francisquito Creek. His 2,229-acre Rancho Rinconada del Arroyo de San Francisquito extended from El Palo Alto to the bay and from south of the present Stanford Stadium to the current Bayshore Freeway. Another large land grant in the area was Rancho Pummissia de Conception, owned by Juana Briones.

To the south of the Sotos, the brothers, Secundino and Teodoro Robles, in 1849 bought Rancho Rincon de San Francisquito from José Peña, the 1841 grantee. The grant extended from San Francisquito Creek, Alpine Road and Bishop Lane and golf course. Then the boundary ran South along the Santa Cruz Foothills between Junipero Serra & Hwy 280 to the intersection of Matadero Creek/ Hillview /Miranda and then southwest near the intersection of Page Mill & Arastradero Road then east down Arastradero Road to the north property line of Alta Mesa Memorial Park and Terman Park. The property line then followed the trail of what was once the old stage road over Adobe Creek/Yuegas Creek to El Camino Real and then east on San Antonio Road to the Bay marshes passing over the railroad tracks and what was once the Jeffry's House & Stables. The property then went along the bay to the Embarcadero, a major boundary in the day. Then the line ran up to the Stanford University gates, up Galvez and along Campus Way to the hills near the golf course. This rancho included the target site.

The Robles Rancho encompassed about 80% of Palo Alto and Stanford University. It was whittled down by 1863 through courts to 6,981 acres (28.25 km^2). Stories say their grand hacienda was built on the former meager adobe of José Peña near Ferne off San Antonio Road, midway between Middlefield and Alma Street. Their hacienda hosted fiestas and bull fights. It was ruined in the 1906 earthquake and its lumber was used to build a large barn nearby which it is said lingered until the early 1950s. In 1853, they sold 250 acres (1.0 km^2), comprising the present day Barron Park, Matadero Creek and Stanford Business Park, to Elisha Oscar Crosby, who coined *Mayfield*. In 1880 Secundino Robles, father to twenty-nine children, still lived near the present day Sears store.

Don Secundino Robles owned the Rancho de La Rincon de San Francisquito. Robles owned most of south Palo Alto in the late 1840s and early 1850s. A blue-eyed Castillian Spaniard, Robles was widely known for his hospitality. In 1853 he sold a chunk of his land to Elisha Crosby, who developed Mayfield Farm. The town of Mayfield, located in and around California Avenue, took its name from Crosby's farm.

The Palo Alto Historical Association writes, "These rancho days were famed for beautiful senoritas, daring and handsome lovers, brave hunters, brutal sports, lavish hospitality. Fiestas at the hacienda of Don Secundino Robles, which stood until 1906 near what is now the intersection of Alma Street and San Antonio Road, drew guests from all over Alta California for bear baiting, bull fighting, feasting and dancing."

However, the earliest settlement in what is now Palo Alto was the old town of Mayfield, which grew up around James Otterson's hotel, which opened on El Camino Real at California Avenue in 1853. "Uncle Jim's Cabin" was patronized by travelers en route between San Francisco and San Jose and by lumbermen driving down from the hills.

For people to the north and south of San Francisquito Creek, May 1861 was a landmark--groundbreaking for the railroad. On Oct. 18, 1863 the first train traveled from San Francisco to Mayfield along the San Francisco and San Jose Railway. The Southern Pacific bought the line in 1868.

The railroad affected everyone. It provided wealthy San Franciscans faster transportation to their country homes, compared to the stagecoach and gave the area's farmers a rapid way of sending their produce to the markets in San Francisco and, most importantly, spawned industry and growth that otherwise would probably have gone elsewhere. Advertisements for Palo Alto at the time boasted that good well water could be obtained at 30 feet deep.

As Menlo Park grew due to the train, Leland Stanford bought a 750-acre farm named Palo Alto and settled there. He had already achieved distinction as a merchant, governor of California during the Civil War and president of the Central Pacific Railroad (now part of the Southern Pacific). A year before the railroad was completed, his wife, Jane Lathrop Stanford, gave birth to their only child, Leland Stanford Jr. But to the tremendous grief of his adoring parents, Leland Jr. was stricken with typhoid fever while the family was traveling in Italy and died in Florence in 1884 at the age of 16. His parents then decided that they would dedicate their fortune to educational pursuits in their son’s name. So in 1885 the founding grant for Leland Stanford Junior University was executed. Construction began in 1887, and the university opened its doors to students four years later.

Anna P. Zschokke was the first resident of the town of Palo Alto. She was a widow with three children who came in 1890 to the new laid out development town purchased by Timothy Hopkins for Leland Stanford. Stanford wanted to establish a town free of liquor to serve his university. Five other families followed the Zschokkes, making a total of six families who were residents of Palo Alto during its first year. They camped near the El Palo Alto as they waited for their homes to be built. Anna Zschokke’s home was the first one finished. She became a historian for the town, chronicling the town’s development.

Palo Alto was still a very young city when San Francisco earthquake of 1906 hit. While San Francisco and Stanford University suffered more damage, the effect on Palo Alto was severe and extensive. Palo Altans rallied and immediately vowed to rebuild. Town boosters even saw an opportunity to seize the moment and entice residents fleeing from San Francisco to settle in Palo Alto on the basis that they had suffered no deaths from the earthquake. While that plan had little success, it is clear that the 1906 earthquake did not wreck the city, but rather revitalized it.

Crowds of new citizens did not arrive and the City continued to be a college town with professors on the town council and little else changing the pace until World War I.

Perhaps because of their participation, Palo Alto gained a reputation for being progressive. In 1908, for example, Palo Alto established its own city-owned utilities. The complications of city-owned utilities made it necessary for Palo Alto to write itself a charter, outlining the powers of city government. After much community debate, the charter was approved in July 1909, and it established a 15-member City Council to replace the board of trustees. A Planning Commission followed in 1918.

From 1917 to 1919, Camp Fremont was constructed in Menlo Park and Palo Alto to train National Guard troops for World War I battle in Europe. The camp encompassed more than 25,000 acres of training grounds. When it was closed after the war, El Camino Real had been paved, new track was laid for the railroad, Palo Alto had a new sewer system, electricity, water and gas services were installed and more than 1,000 new buildings, primarily in Menlo Park, but also in Palo Alto. In addition, nearby Menlo Park was left with a significant veterans hospital that had serviced Camp Fremont and the community during the 1918 Influenza Outbreak.

With the University, Palo Alto grew to the size of Mayfield. On July 2, 1925, Palo Alto voters approved the annexation of Mayfield and the two communities were officially consolidated on July 6, 1925. This explains why Palo Alto has two downtown areas: one along University Avenue and one along California Avenue.

The Site area is within the Maybell Tract of the neighborhood called Barron Park, which was not annexed into Palo Alto until 1959 and some parts f the neighborhood still resisted their annexation until 1976. This stemmed from an incident in 1926 when a fire at the Old Barron Mansion Boys School alarmed the whole community. The Palo Alto Fire Department, only a mile from the burning land mark and school, did not respond saying it was out of their jurisdiction. The mansion was burned to ashes.

In the mid-1960s the Sambuceto Apricot Orchard located within the Maybell Tract of Barron Park was split with more than half of the acreage taken through Eminent Domain by the City of Palo Alto for the Juana Briones Park. Giacomo Sambuceto sued the City for increased compensation. This park is across the street to the southwest of the remaining Sambuceto orchard, which is the subject site.

In June of 1980 medflies were found in a trap in San Jose threatening California's14 billion dollar agricultural industry. As the medfly began to be found in increasingly wide circles, California decided to wage war on the intruding insect. Local governments flooded the Bay Area with some 1.3 billion sterile males to cease the breeding and 2,000 workers went door-to-door stripping trees of fruit and 62,000 backyards were sprayed an average of 6 times each. It even became a crime not to strip your fruit trees, punishable by a $500 fine and up to 6 months in jail. The ground spraying was considered "conventional" and DDT was still being used for vector control, so this repeated ground spraying in Palo Alto might have used DDT.

The National Guard was called in to help oversee the process. By June 1981, it seemed that the medfly battle had been won. But suddenly, the medfly was back the following year when a

canister of fertile medfly males mistakenly had made it into California, shipped directly to Palo Alto. As the Valley's apricots began to ripen, in came 50,000 horny flies and soon Palo Alto and surrounding towns were flooded with medflies, which was when aerial Malathion spraying began throughout Santa Clara County. Malathion is a non-persistent organo-phosphorous pesticide.

4.2 Site Specific History

Early History

Most of the early history of the site was developed by Douglas Graham, the Barron Park Association Historian. Additional information was provided in a chain of title report dating back more than 100 years to 1905. Mr. John Souerbry, broker for the property, and Mr. Paul Schifano, a friend of Harry Sambuceto, provided additional information based on their relationship with Harry Sambuceto.. Additional background was provided by the Santa Clara Agricultural Commissioner, online historical sources, and review of the historical maps and aerial photographs provided by EDR.

Jose Pena was the original grantee of the Rancho Rincon de San Francisquito. Pena, a soldier from the Presidio of San Francisco, first received permission from the Mission of Santa Clara in 1822 to occupy 4,400 acres of its pasture land, about half of the eventual rancho. He was formally granted the 8,400-acre rancho, covering nearly all of today[1]s South Palo Alto and Barron Park areas, by Governor Alvarado on March 29, 1841. He was then teaching at Santa Clara and was 64 years old.

He sold the land in 1847 to brothers Secundino and Teodoro Robles, who were part owners of the New Almaden Quicksilver (Mercury) Mine. Their claim to the land was filed in 1852 after California became part of the United States and the claim and final map was patented in 1868. Don Secundo Robles adobe house was located approximately 1 mile east of the Site.

The Rancho Rincon de San Francisquito was sold off and divided in the following manner:

- 1853 – Elisha Oscar Crosby, a Miner 49er in the California Gold Rush and early California State Senator bought 250 acres of the rancho grant and named it Mayfield Ranch, which was incorporated into Palo Alto after Stanford University was established.
- 1853 – Jeremiah Clarke and his partner Bekh bought 500 acres of Secundino Robles share of the Rancho. Next door to that property, also in 1853, did Clarke and Bekh purchase a large tract, possibly extending as far as Adobe Creek. This almost certainly included the land that eventually became the Maybelle Tract. A Stanford land survey done between 1883 and 1892 shows the land between Arastradero Road and Mayfield Farm as belonging to Mrs. C. Clark. The 1890 County map shows the Distel subdivision already made, as well as the one that later became the property of Watkins.
- 1855 – half of the Teodoro Robles property or about ¼ of the total Robles Rancho grant went to Teodoro's wife, Maria Rosalia Robles, in their divorce.
- 1859 – Jeremiah Clarke purchased part of Maria Rosalia Roble's share.
- 1875 - Jean Baptiste Paulin Caperon aka Peter Coutts (assumed identity of his dead cousin when fleeing repercussions of his political activism in France. In 1875, after selling a bank he'd established, he bought 1,162 acres from Clarke. Because of concerns over his and his wife's health and children's inheritance with his assumed name, he bought the property in the name of his children's governess, Eugene Cloyensen. He returned

to France abruptly in 1882 ordering the bank the liquidate his property. Peter Coutts is who built Frenchman's tower in 1875 located approximately 2½ miles west of the Site. The tower served as a water tank on the top floor and a library on the bottom floor. The property was developed into a thriving Stock Farm, during his ownership.

1876 – Leland Stanford purchased Mayfield Gange - 750 acres near Menlo Park, which he expands to 8,000+ acres by purchasing neighboring land over several years.

1891 – Leland Stanford purchased the Peter Coutts property land for the Leland Stanford, Jr. University.

Base on early topographic maps, a house was located very near the property in 1899 and 1902.

The Maybell Tract

The following was excerpted from Douglas Graham's History of Barrons Park as presented in the 1999 Barrons Park Association Newsletter:

> The Maybelle tract was laid out in 1905, with a primary subdivision of the area into orchard tracts, mostly of three to five acres each. This was probably when Mrs. Clarke (or her estate?) sold the property. The tract of about 140 acres ran from the County Road (El Camino Real) southwest to the Stanford lands, where Gunn High School stands today. From Arastradero Road it extended to the Barron Tract, a property line that is difficult to perceive today without a map. The line runs between the properties on the northwest side of the 500 block of Georgia Avenue and those on the southeast side of the 700 block of Florales. It can most easily be seen as the northwest boundary of Juana Briones School, the site of which is part of the Maybelle Tract.

Chain of Title Search

The chain of Title was conducted by First American Title Company of Los Altos, California. The property was subdivided in 1905. Only the following property transfers appear in records subsequent to June 19, 1905 covering the four parcels that now comprise the Site.

Date	From	To
AUGUST 21, 1907 Re-recorded 9/16/16	MICHAEL DEBRET	BERT R. / GUSSIE HOLSTON
OCTOBER 18, 1916	BERT R. /GUSSIE HOLSTON,	CARL / HILMA BERGGREN
APRIL 2, 1917	CARL/ HILMA BERGGREN	ANTON /BERTHA DESPOL,
DECEMBER 5, 1919	ANTON/BERTHA DESPO	F. LILLIAN HETTINGER
APRIL 20, 1920	F. LILLIAN/A. J. HETTINGER	LE ROY/DENCY W. HOVER,
AUGUST 23, 1920	LE ROY/DENCY W. HOVER,	SAMUEL/ALBERTA E. ROBERTS
AUGUST 23, 1920	SAMUEL/ALBERTA E. ROBERTS	LE ROY/DENCY W. HOVER
JUNE 28, 1921	SAMUEL/ALBERTA E. ROBERTS	ERNEST J/TEXAINA D. HAMBUECHEN
FEBRUARY 4, 1922	LE ROY/DENCY W. HOVER	EDITH VIA,
SEPTEMBER 20, 1922	EDITH VIA	MARTHA A. DAVIS
MARCH 26, 1937	MARTHA A. Davis CHRISTESON	GEO M. ANTHONY
DECEMBER 28, 1935	MILDRED ANTHONY	GEORGE M. ANTHONY
FEBRUARY 21, 1951	TEXAINA K. HAMBUECHEN	GIACOMO/ROSA SAMBUCETO,
JANUARY 3, 1957	GIACOMO/ROSA SAMBUCETO	HARRY A. SAMBUCETO
SEPTEMBER 12, 1963	EST. OF GEORGE M. ANTHONY	GIACOMO/ROSA SAMBUCETO

And thereafter within the Sambuceto Family and Associates.

The Apricot Orchard

The 1906 San Francisco Earthquake struck, along with numerous aftershocks, the year after the Maybell Tract was subdivided. Excited by the prospect of attracting rattled San Franciscans to new homes south of the shaky city, Palo Alto's board of trustees printed 200 posters asking "Why not live in Palo Alto?" These were posted on the crumbling walls of San Francisco's ravaged buildings. Then they sat back and waited for the new citizens to arrive.

One of those citizens who saw the fliers was Giacamo Sambuceto, an Italian fruit merchant who had immigrated to San Francisco. He bought fruit orchard land in the Maybell Tract in 1908. He planted an apricot orchard on the land. Based on the Sambuceto family's belief that the Site was in Sambuceto ownership since 1908, contrary to the chain of ownership records, it is likely that Giacomo Sambuceto bought property in the neighborhood, possibly adjacent to the Site where Juana Briones Park now stands and bought out ownership as his neighbors' property became available.

The first owner of the Site property after subdivision was Michael Debret. Michael Debret had been an early wine entrepreneur in the Napa Valley in 1884 but phylioxera worms devastated his grapes in the mid 1890's and he was forced to sell. He was listed as living in Mayfield (East Palo Alto) and having a permanent hotel suite in San Francisco in the 1912 San Francisco Blue Book of social club membership.

By 1939, the earliest aerial photograph of the site, several trees had been removed from the orchard pattern on the site, indicating that the orchard was mature and possibly past its peak by that time.

According to Douglas Graham:

> There once was a neighborhood in Barron Park, a pleasant place of apricot orchards crowding up to Arastradero Road and El Camino Real. It was known as the Maybelle Tract and was occupied, in the mid-1920s, by about 24 families. They lived in "orchard houses", ranging in size from cottages to impressively substantial two-story homes. Usually there were several outbuildings on each lot, and, in at least one case, several small cottages built to house hired farmworkers.
>
> One of these workers' cottages, somewhat modernized, could still be seen in back of its orchard house at 530 Maybell Avenue until the construction of the new subdivision at Pena Court in 1993.
>
> The original Maybelle Avenue (the final "e" in the spelling was apparently dropped some time between 1926 and 1932) was drawn parallel to Arastradero Road, almost exactly down the middle of the tract. It was a graded dirt farm lane for many years, difficult or impassable in severely wet weather. I do not know when the street was paved, but it may not have been until after World War II when the George Reed tract was developed (Abel, Baker and Georgia Avenues). Maybelle Avenue was originally connected to Arastradero only by Park Avenue, which apparently was part of the 1905 plat. Coulombe Avenue made a second connection in 1951, and Park Avenue was eventually closed to through traffic some time after the development of Juana Briones Park.

In the 1948 aerial photograph, the site has an elongated, narrow building with wings at each end fronting on Clemo Avenue. One wing appears to be in the location of the outbuildings and garages seen during the site reconnaissance. Clemo Avenue does not appear to be paved. Arastradero and Maybell do appear to be paved. A photograph included in Appendix D shows Arastradero Road as unpaved in the 1930s.

The first evidence of the Sambuceto Family purchasing the Site was in 1951. Based on a telephone interview with the Chain of Title researcher, Jennifer Powell, she believed that there was a relationship between the Sambuceto family and the Anthony Family at the time of the property transfer, perhaps they were neighbors.

By the 1956 aerial photograph, the houses at 567 and 595 Maybell had been built, although the house at 567 appears not yet to have the second garage attachment and workshop added.

The Electrical Substation behind the Walgreens was built between 1956 and 1965. The Maybell Tract was partially annexed into Palo Alto in 1959, with the remainder not annexed until 1975.

On January 18, 1965, the City Council of Palo Alto unanimously selected a site for a proposed new park between Arastradero and Maybell, later designated Juana Briones Park. The selected site was a 4.4-acre undivided parcel owned by Giacomo Sambuceto, consisting of about three acres of apricot orchard and somewhat over an acre occupied by six houses fronting on Maybell. Sambuceto lived at 595 Maybell, just across Clemo from the selected parcel.

Douglas Graham provided this account of the condemnation law suit over the splitting of the apricot orchard:

> By October of 1965, City Manager Keithley's prediction had been realized and the City was embroiled in an eminent domain condemnation suit against the landowner. The City had offered $175,000 for the land but Sambuceto's asking price was $365,000. Judge M. G. Del Mutolo warned the jury that the trial might last 15 days. It was noted that attorney John Lynch of the San Mateo legal firm of Wilson, Jones, Morton and Lynch was representing the city. Evidently the trial didn't last 15 days, however, because it ended in a mistrial when Lynch became ill. The same parties and attorneys then met for a second trial before a new jury in March 1966. That jury awarded Sambuceto $259,000 based upon the supposition that the property could have been rezoned from single family residential to multi-family, thereby increasing its value. In April, the City Council grumbled but gave in and approved the purchase by an 10-2 vote (with 9 votes required for capital expenditures). The alternative was to turn down the purchase, get nothing, and pay more than $30,000 in legal fees and court costs.

By 1965, the elongated building on the former Anthony property is gone and the roofs of the tractor/shed and garage can be seen, the orchard surrounding the former elongated building is clear of all but one tree. The house at 587 Maybell had been built. The high-rise apartment building behind the target building was also built. The 1974 and 1982 aerial photos are not sufficiently clear to discern when the house at 575 Maybell was built. By 1982, the apartment

buildings to the north of the site were built.

Douglas Graham provided the description of the 1960s in Maybell Tract as:

> If you could go back forty years in time to the spring of 1964 and walk along our side of Arastradero Road from El Camino Real to Coulombe Drive you would see apricot orchards on your right. The orchards had presented a beautiful mass of white blooms in February and would be heavily loaded with orange fruit in May and June. Barron Park youngsters would enjoy stealing a few of the ripe fruits when they thought the orchard owners were not watching. These orchards, where the Arastradero Park Apartments, Tan Apartments and Juana Briones Park are now located, were among the few sizeable orchards remaining in south Palo Alto in 1964. Conversion of our area from agriculture to suburban development was nearly complete at that time. The last orchards went fast. For example, the Tan Apartments were built in 1965 on a 2-acre portion of the parcel at 580 Arastradero. This was right in the middle of the stretch you had walked the previous spring. Apartment houses were going up along El Camino and the streets that run off of it, such as Matadero, Kendall, Barron, Los Robles, Vista and Maybell, as well as on the Ventura neighborhood side of the boulevard.

In 1981, the Medfly outbreak caused drastic measures to be taken in Palo Alto. 2,000 state and city workers also went door-to-door stripping trees of fruit and 62,000 backyards were sprayed an average of 6 times each with DDT. It even became a crime not to strip your fruit trees, punishable by a $500 fine and up to 6 months in jail. The National Guard was called in to help oversee the process. By June 1981, it seemed that the medfly battle had been won, but a year later, the Medfly was back and aerial spraying of Palo Alto started using Malathion. The slight amount of DDT and its sister product DDE in the soil likely stems from that period. The pesticide sprayer and an heavy hit of DDT in the soil outside of the garage likely was an area they loaded the sprayers.

In 1986, according to an article in the San Jose Mercury News, the well on the target property was sampled with no contaminants of concern detected. The test was ordered as part of the Stanford Research Center's groundwater investigation. Harry Sambuceto was quoted in the article as saying:

"I will continue to drink it," Sambuceto said Friday. "My father drank the water since 1919 and he lived to be 86."

Based on this information, the well at the site was installed in 1919 or Giacomo Sambuceto moved to the property or very near it in 1919.

According to Paul Schifano, long time friend of Harry Sambuceto, the family was selling fruit from the orchard until about 1990, when the last of the houses was vacated by the family. The houses on the site were boarded up for a period in the 1980s and 1990s and squatters set in. The houses were refurbished and rented out.

By 1991, approximately 8 more trees immediately behind 587 Maybell had been cleared from

the orchard. Trees had overgrown the edge of the property along Clemo, obstructing the view of the out-buildings. Briones Park was in place. No significant changes to the property appear to have occurred since 1991.

According to Paul Schifano, long time friend of Harry Sambuceto, the family was selling fruit from the orchard until about 1990.

Harry Sambuceto died in 2007 and his cousin, Giovanna Rosso who had lived on the property at one time, died in 2010. The obituaries are excerpted below:

> Harry Anthony Sambuceto Born April 6, 1931, passed away June 24, 2007. Beloved husband of Mary Jane Sambuceto and loving father of Vittorio, Domenico, Marisa, Rosa, Emilia, Harry Jr., Sabrina, Annalisa, Teresa and Francesca. Also loved dearly by cousin Giovanna Rosso, many beloved brothers-in-law, sisters-in-law, nieces and nephews, here and in Italy. Harry was born and raised in Palo Alto and continued to raise his family in Los Altos Hills. He was the only child of the late Giacomo and Rosa Sambuceto of Italy. Harry will be forever remembered as a kind, benevolent man who was always ready and willing to help others.
>
> His cousin, Giovanna Rosso died peacefully after a short illness, Thurs. Sept. 23, 2010. She was age 71 years. Giovanna was born in Italy on Oct. 9, 1938. She came to the U.S. as a young woman and worked at Hewlett Packard for many years. She then joined her cousin in property management in the Bay Area.

4.3 Review of Previous Environmental Reports

Rosewood Environmental Engineering has reviewed the following previously completed environmental report:

Phase I and Limited Phase II Environmental Assessment, Maybell Property, Palo Alto, California, Rosewood Environmental Engineering (Project number REE-60-02A/B-12, March 19, 2012.

Rosewood Environmental Engineering conducted a Phase I and surface soil screening in December of 2011 and then additional Phase II Environmental Site Assessment consisting of a surface soil sampling and re-excavation of an underground storage tank grave at the Site in February of 2012.

Except for one surface soil sample (SS-7), the surface soil sampling analysis indicated arsenic levels well below the US EPA screening level for residential soils and within background concentrations for Santa Clara County),

Initial sampling at a depth of six inches indicated that the area near the corner of a slightly elevated shed in the southern corner of the Site contained 36 ppm of arsenic, well above the limit. Additional sampling showed that arsenic appeared at 62 ppm at a depth of one foot, but was reduced to background levels at two feet. The area of higher concentration extended laterally with a radius of four feet, or a circle of approximately forty square feet. In this area, lead was also detected at elevated levels (360 ppm), and

the persistent pesticide DDT was also slightly elevated. The combination of high arsenic and high lead may indicate a lead-arsenate compound, commonly used in the past as a pesticide/rodenticide was released to the ground in that area. Based on the soil sampling, the estimated extent of the elevated concentrations is not deeper than two feet, and likely not further than a four-foot radius from the SS-7 sample location.

As also reported, elevated petroleum hydrocarbons at concentrations of 1000 ppm were detected in a soil sample beneath a 1940s era tractor inside a garage with a dirt floor. During Phase II soil sampling, samples were collected at depths of one foot, two feet, and three feet in the vicinity of SS-6. The results of these soil samples indicated that elevated petroleum hydrocarbons penetrated to a depth of two feet. The surface area affected by this contamination approximately would be the area of the floor of the garage. The sample analyses of these petroleum hydrocarbons indicate that they are aged and decomposed, with no carcinogenic fraction remaining.

The underground storage tank grave excavation resulted in observations of clean, yellow sand used as backfill for the removed tank and soil sample analysis indicated "Not Detected" for petroleum hydrocarbons or carcinogenic fractions.

It was also determined that the water well at the Site is no longer readily accessible for sampling, and the water at the Site is hooked to the municipal water supply.

The surface soil sampling for agricultural pesticides at the site indicated all organo-chloride pesticides in the orchard were within US EPA screening levels.

4.4 Ownership History

Ownership History

1841 - The Site was part of Original 8,418-acre Mexican Land Grant given to Jose Peña in 1841 for land he had occupied since 1822 and then after an extended trip to Mexico returned in the 1830's. He had been a presidio soldier and Teacher at the Mission Santa Clara.

1847 – Sold land to brothers Secundino and Teodoro Robles, part owners of New Almaden Quicksilver Mine. Their claim to the land was filed in 1852 after California became part of the United States a d the claim and final map was patented in 1868. Don Secundo Robles adobe house was located approximately 1 mile east of the Site.

1853 – Jeremiah Clarke and his partner Bekh bought 500 acres of Secundo Robles share of the Rancho. This purchase was where the Maybelle Tract and the Site are located.

1859 – Jeremiah Clarke purchased part of Maria Rosalia Roble's share.

1905 – Mrs. Clarke's estate sell the land for subdivision of the Maybelle Tract. The lots are small fruit orchard sized.

1908 – San Franciscan fruit merchant, Gaicamo Sambuceto, born in Italy, buys the Site property for an apricot orchard and the property remains in the family until the present day through Gaicomo's son Harry Sambuceto and now to his wife and children in a trust.

The property is currently vested in the Sambuceto Partners and the Maybell Sambuceto Properties, LLC.

Environmental Liens

Based on the EDR Lien Search, there are no Environmental Liens or Deed Restrictions recorded on the property.

Preliminary Title Reports and the Environmental Lien Search Documents are contained in Appendix E.

5.0 REVIEW OF PUBLIC RECORDS OF REGULATORY AGENCIES

Rosewood Environmental Engineering contracted with EDR, Inc. to conduct a database review of known releases and past land uses often associated with environmental impairment. The search radius selected for each data base followed ASTM standards. The executive summary of the database search report and the reports on the active regulatory investigations and remediation sites within ¼-miles are appended. In addition, Rosewood Environmental Engineering researched the State online databases contained in the Department of Toxic Substances Control EnviroStor databases and the State Water Resources Control Board's GeoTracker databases for updates to the EDR database search.

The remainder of the report comprises regulatory report data on properties that appear to pose less of an environmental impairment threat to the Target Property. The full report along with search radius standards and dates of latest updates of each database are attached in Appendix G.

5.1 Environmental Issues

Agricultural Pesticides

Agricultural Pesticides were reportedly not used significantly at the site according to Paul Schifano, long time friend of Harry Sambuceto. However, in 1981 and 1982, a Medfly scare in Palo Alto led to widespread spraying of all fruit trees. DDT had been banned at the time for agricultural use and was reportedly only used for vector control according to Matt Beauregard, Agricultural Biologist with the Santa Clara County Agricultural Commission.

According to the Palo Alto History website article entitled, *Palo Alto Pests: The 1981 Medfly Invasion*, DDT was used at the beginning of the Medfly scare in Palo Alto. All the fruit was stripped from the trees in Palo Alto and surrounding areas. Thousands of workers entered private property to spray trees. It is unknown whether they used DDT or Malathion.

As discussed in the summary of the previous Rosewood Phase I and Phase II Limited Sampling report, low levels of DDT and DDE, within screening levels for residential properties were detected in the surface soils in the orchard.

Radon Gas

According to the EPA's Map of Radon Zones for California, dated September 1993, Santa Clara County is in radon zone (2). Areas within radon zone (2) have an average predicted indoor radon screening potential between 2 picocuries per liters (pCi/L) and 4 pCi/L. Levels greater than 4 pCi/L may be considered hazardous.

Facility Storage Tanks (above or below ground)

An underground storage tank was reported to have been removed from the side yard of 567 Maybell Avenue in May of 2011. Mr. Paul Schifano observed the tank removal. An email he sent responding to questions is attached in Appendix G.

Mr. Schifano indicated that the tank had not been registered because it was an agricultural tank installed circa 1970. The tank was a 500-gallon UST gasoline tank with an electric gas pump that stood on a concrete platform.

The tank appeared empty when it was removed and there was no unusual discoloration, staining or odor when it was removed. The tank was coated in tar and the metal looked in good shape. The tank was sold for scrap. The excavation was approximately 5 feet deep and looked like clean dirt. It was backfilled with dirt and sand. All the piping was removed.

In February of 2012, Rosewood Environmental Engineering observed the re-excavation of the UST grave site. The underground storage tank grave excavation resulted in observations of clean, yellow sand used as backfill for the removed tank. Soil samples were collected from the walls and floor of the excavation. Soil sample analysis indicated "Not Detected" for petroleum hydrocarbons or carcinogenic fractions

The Santa Clara County Environmental Health Department, the Santa Clara Water District, the San Francisco Regional Water Quality Control Board, and the City of Palo Alto were all contacted with regard to the tank. No records of the tank were on file with any of the agencies.

The Database search identified five underground storage tank leak cases in the area, but all were at lower elevations and assumed to be down-gradient of the Site. A registered underground storage tank is located at the fire station at the corner of Arastradero Road and Clemo Avenue, but no leaks have been reported for this tank.

PCB Potential at the Site

Pole-mounted transformers were noted on the adjacent property along Maybell Avenue. The city of Palo Alto owns the electrical service for the City and the transformers. No older pole-mounted transformers were observed at the Site.

ACM and Lead-based Paint At the Site

The four homes at the Site were built before asbestos and lead-based paint were banned, so the potential exists for asbestos to be in the building materials and lead to be in the coatings. However, a visual inspection indicated that significant remodeling and floor replacement had occurred in all but the house at 575 Maybell, lessening the likelihood that the other three houses have significant amounts of ACM or LBP. The duct work and pipe wraps in the attics and crawl spaces of the houses were not observed during the Site walk.

Septic Systems

The Sewer system in Palo Alto went in very early during WWI when Camp Fremont was built. Since Harry Sambuceto referred to his father drinking the water at the Site from 1919 onward, it may be assumed that he did not live at the Site until a sewer system was in place.

No evidence of a septic tank of leach field and no recollection of such by those familiar with the Site were uncovered during the environmental assessment.

Water wells

One water well was identified on the property. It is estimated to be 200+ feet deep. It must be properly closed and certified as abandoned prior to development, if it is not to continue in use.

5.2 Regulatory Database Review

To facilitate the regulatory agency review, Rosewood Environmental Engineering reviewed a search requested from Environmental Data Resources, Inc. (EDR). EDR conducted a search of 65 governmental databases and three EDR proprietary databases for manufactured gas plants, historic gas plants, historic gas stations, and historic dry cleaning facilities in order to identify environmental violations, use and storage of hazardous materials, or reported loss of hazardous materials at the subject site and at sites within a 1.125-mile radius of the approximate center of the subject site. The databases and respective search radii include the following:

Agency	Database	Type of Records	Radius of Search
US EPA	NPL	National Priority List	1.125 mile
US EPA	Proposed NPL	Proposed National Priority List	1.125 mile
US EPA	CORRACTS	RCRA Corrective Action	1.125 mile
US EPA	CONSENT	Superfund Consent Decrees	1.125 mile
NTIS	ROD	Record of Decision at NPL Sites	1.125 mile
US EPA	Delisted NPL	Delisted National Priority	1.125 mile
USGS	DOD	Department of Defense Sites	1.125 mile
USGS	INDIAN RESERV	Indian Reservations	1.125 mile
US Army	FUDS	Former Defense Sites	1.125 mile
State EPA	AWP	Annual Work Plan	1.125 mile
State DTSC	Cal-Sites	California DTSC	1.125 mile
State WRCB	Notify 65	Notification of Release	1.125 mile
State WRCB	Toxic Pits	Site Suspected of Hazardous Substances	1.125 mile
State DHS	CA Band Exp. Plan	Hazardous Substance Expenditure Plan	1.125 mile
EDR	Coal Gas	Former Manufactured Coal Gas Sites	1.125 mile
US EPA	CERCLIS	Potentially Hazardous Waste Sites	0.625 mile
US EPA	RCIS-TSD	RCRA Treatment Storage and Disposal	0.625 mile
US EPA	ODI	Open Dump Inventory	0.625 mile
US DOE	UMTRA	Uranium Mill Tailings Sites	0.625 mile
US EPA	US ENG CONT.	Sites with engineering controls in place	0.625 mile
US EPA	US BROWNFIELDS	Brownfield Sites	0.625 mile
State EPA	Cortese	Properties with Hazardous Waste	0.625 mile
State IWMB	SWLF	Active, Closed, and Inactive Landfills	0.625 mile

State SWRCB	WMUDS/SWAT	Inventory of waste management units	0.625 mile
State SWRCB	LUST	Leaking Underground Storage Tank	0.625 mile
State DTSC	VCP	Voluntary Cleanup Program Properties	0.625 mile
State EPA	INDIAN LUST	Lust ON Indian Land	0.625 mile
State DTSC	DEED	Recorded Land Use Restrictions	0.625 mile
State RWQCB	SLIC	Spills, Leaks, Investigations and Cleanup	0.625 mile
SJ FD	San Jose HAZMAT	Hazardous Material Facilities	0.625 mile
SWEEPS	HIST LUST	Historic leaking underground storage tanks	0.625 mile
US EPA	CERCLIS/NFRAP	Site under review by US EPA	0.375 mile
US EPA	RCRIS	RCRA Small Quantity Haz Waste GNRTR	0.375 mile
US EPA	RCRIS	RCRA Large Quantity Haz Waste GNRTR	0.375 mile
US DL	MINES	Mines Master Index File	0.375 mile
State SWRCB	USST	Active UST Facilities	0.375 mile
State EPA	INDIAN UST	UST on Indian Land	0.375 mile
State EPA	CE FID UST	Active and Inactive UST Facilities	0.375 mile
State SWRCB	HIST UST	Historical UST	0.375 mile
State SWRCB	SWEEPS UST	Former UST listing	0.375 mile
State DTSC	CLEANERS	Drycleaner Facilities	0.375 mile
State DTSC	REF	Properties Referred to Another Agency	0.375 mile
State DTSC	NFA	No Further Action Determination	0.375 mile
State DTSC	NFE	Properties Needing Further Evaluation	0.375 mile
State DTSC	SCH	School Property Evaluation Program	0.375 mile
City of San Jose	San Jose Hazmat	Hazardous Material Facilities	0.375 mile
EDR		Historical Gas Station	0.375 mile
EDR		Historic Dry Cleaners	0.375 mile
US EPA	ERNS	Emergency Response Notification	0.125 mile
US EPA	FINDS	Facility Index System	0.125 mile
US DOT	HMIRS	Hazardous Materials Incident Report	0.125 mile
US NRC	MLTS	Radioactive Material Licensed Facilities	0.125 mile
US EPA	NPL RECOVERY	Federal Superfund Liens	0.125 mile
US EPA	RADS	PCB Activity Database	0.125 mile
US EPA	RAATS	CRA Administrative Action	0.125 mile

		Tracking	
US EPA	TRIS	Toxic Chemical Release Inventory	0.125 mile
US EPA	TSCA	Toxic Substances Control Act	0.125 mile
US EPA	SSTS	Pesticide Producers Report	0.125 mile
US EPA	FTTS	Pesticide Enforcement Action	0.125 mile
US EPA	ICIS	Integrated Compliance Info. Sys.	0.125 mile
State OES	CHIMRIS	Hazardous Material Incident Reports	0.125 mile
State SWRCB	AST	Aboveground Petroleum Storage Tank	0.125 mile
State SWRCB	CA WDS	Waste Discharge System	0.125 mile
State ARB	EMI	Emissions Inventory Data	0.125 mile
State DTSC	CDL	Clandestine Drug Labs	0.125 mile
State EPA	HAZNET	Facility and Hazardous Material Manifests	0.125 mile

NOTE: TP-Target Property

According to the EDR Report, the subject site is not listed in the databases searched.

As part of the Phase I Site Assessment Process Rosewood Environmental Engineering requested access to and reviewed available regulatory agency files pertaining to active facilities that were identified by EDR on a governmental database.

The primary off-site source of concern to the property was the Hewlet Packard/Former Fairchild Superfund site. Data sheets from recent well sampling for the case were reviewed and are contained in Appendix G. In addition, the State Water Resources Control Board's GeoTracker website was consulted for the monitoring well status of those wells nearest the target site. The wells nearest the target Site indicated no contaminants of concern detected for several sampling rounds. In addition, Rosewood contacted the San Francisco Regional Water Quality Control Board Case Officer for the Site, Mr. Roger Papler who indicated that the plume from the Superfund Site is unlikely to be impacting the target site, as discussed below.

5.2 Review of State, City and County Records

The following is a summary of interviews and documents reviewed with City and County Officials for this environmental Site assessment.

<u>San Francisco Regional Water Quality Control Board</u>

Roger W. Papler, P.G. was contacted regarding the California Superfund Site located less than 1 mile from the subject site. He responded in an email stating:

> Mapquest plots the subject property of interest approximately 3,800 feet northeast of the former Fairchild (F/PA) site at 4001 Miranda Avenue. Based on the low levels current groundwater-trichloroethene and other detected levels of other chlorinated volatile organic compounds (CVOCs) on the northeast side of the subject site, the probability of detectable levels of groundwater-CVOCs is very low to insignificant.

City of Palo Alto Planning Department.

The planning department provided information on the site zoning, the flood insurance map for the site, the Alquist-Priolo seismic fault zoning for the site, and incorporation and development status of the site and surrounding area. The Site was annexed into the City of Palo Alto in 1959 from the Santa Clara County Jurisdiction.

City of Palo Alto Building Department

The City of Palo Alto did not have building or remodeling records on file for the houses at the site or for the demolition of the elongated building on the property, or for the installation or removal of underground storage tanks at the site.

Santa Clara County Environmental Health Department.

Santa Clara County Records for Hazardous waste sites appear online and were reviewed for this report, contributing the identification of orphaned sites and confirming information reported by others. No underground storage records were available for this site.

Santa Clara County Agricultural Commissioner's Office.

The Santa Clara County Agricultural Biologist, Matt Beauregard, provided information on the apricot orchards at the site and typical pest and pesticide problems encountered by farmers with their crops. He stated that although Arsenic appears in the soil at the Site, he has not seen reports of Copper or Lead-Arsenate as an application problem in the Palo Alto district. He was aware of the common use of DDT prior to 1979 in the area. He did not recall details of the Medfly invasion of 1981 and 1982.

6.0 INTERVIEWS AND QUESTIONNAIRES

The following persons of the Property were interviewed regarding environmental liens on the property, consideration of environmental condition in establishing sale price, historical ownership, and land use of the Site and local area.

Representing Sellers

David Tollner

Representing Buyer

Jessica De Wit, Ron Barbiera

Representing Knowledgeable About, but not parties to the sale

John Souerbry, Broker for the property.
Paul Schifano, Long time friend and property manager for Harry Sambuceto.
Gambino Perez, Landscaping contractor for the Juana Briones Park next door for three years.
Arsen Santic and his wife, maintenance workers at the site for about 10 years.

None of those interviewed were aware of any liens on the properties related to environmental regulatory action or decrease in value due to environmental impairment. All of those interviewed were able to provide some history on the ownership of the property and the development and land use of the area. The interview notes, emails, and questionnaires are contained in appendices.

8.0 DATA GAPS

Open data gaps indicate that further Phase II investigation is warranted. The primary remaining data gaps are related to issues revealed in the previous Phase II environmental assessment indicating elevated arsenic and lead near the former elevated shed, aged hydrocarbon in surface soil in the area of the former tractor garage. The previous reports indicate that the only surface soils are affected (Less than 24-inches) and that the extent of the affected soil is less than 9 cubic yards (approximately one dump truck load).

In addition, an underground storage tank was installed and then removed without permits. Previous investigations have set aside the concern that residual contamination remains, but the tank should be reported to the Santa Clara County Environmental Health for a letter acknowledging "No Further Action Required" to formally close the data gap and liability for the tank.

Asbestos and lead-based paint remain a concern for the houses if the buildings are to be demolished.

Additional data gaps were identified and set aside through additional research. The following data gaps were set aside in the report:

- A few "orphaned sites" were not mapped for the database report. This data gap was filled by reviewing the location of the streets or by physically driving the neighborhood of the subject site to confirm that these orphaned sites were outside the search radius. Rosewood Environmental Engineering set aside the orphaned sites as concerns and therefore satisfied the Data Gap.

- Title documents were not reviewed for a complete chain of ownership. Ownership of the site was established back more than 100 years by relying on interviews with those knowledgeable about the site dating back to the early 1900's, contacting the Barron Park Historian and reading his accounts, and reviewing online accounts and reports. This ownership history satisfies the Data Gap in that no additional land use indicators besides apricot orchards were indicated prior to development.

- Agricultural pesticides would be a common concern for sites with past agricultural uses. The Site was sampled for residual persistent pesticides and reportedly had sufficiently low concentrations for the property to be compatible with residential housing. The orchard area had only low levels of pesticides, setting aside concern about the orchard area.

9.0 SUMMARY OF FINDINGS AND DISCUSSION

The following summary of findings is based on the scope of services and ensuing study as described within the limitations of this report:

The target Site is located at the northeast corner of the intersection of Maybell Avenue and Clemo Avenue in the Barron Park residential neighborhood of Palo Alto, Santa Clara County, California. The lot is comprised of two county assessor parcel numbers, APN 137-25-109 and 137-25-108. The Site location Map, Assessors Parcel Map, and Tax Map are presented in Appendix A.

The site is in an active fault area with several strong earthquakes causing damage in Palo Alto over the years. Palo Alto is also subject to flooding, but the Site does not experience standing water or ponding and appears upstream of the main flooding.

The Site historically has been in agricultural use as an apricot orchard since the early 1900s. Prior to that it was part of Rancho de Rincon de San Francisquito with livestock herding and grazing. The property has not been actively farmed since 1990 owned by Jose Pena. Pena sold it to Secundino Robles, who in turn sold it to Jeremiah Clarke. In 1905, the land was subdivided into small orchard lots. Giacomo Sambuceto bought it for an apricot orchard in 1908. The orchard lands were tested for persistent pesticides and they do not exceed the Regional Screening Levels for the site.

Two houses on the property were built in the early 1950s, one before 1965 and the last sometime in the 1970's, presumably. The first three houses have been remodeled. There is no evidence of a septic system at the site. Because the houses were built prior to the ban on asbestos or lead-based paint, the potential exists for ACM or LBP to be present in the materials of the houses, although those with recent remodeling will be of less concern. Sampling for these compounds should be conducted prior to demolition to determine the proper disposal.

A water well is located on the Site. Attempts were made to access the well, but the multiple check valves for disconnecting City water were all ineffective in shutting off flow of City water into the well. Sampling the well would have meant that the City water to 595 Maybell Avenue would have been shut off and unable to resume until the shut off valves were repaired. As no recognized environmental concerns appear to threaten the deeper groundwater at the Site, the cost in time, effort, and money for repairing an otherwise unused well just for an incidental water sample was deemed to be unwarranted.

The shed and garages in the southern end of the Site were removed and the soil significantly disturbed in the area since the last Rosewood Site visit some months earlier. Elevated Arsenic, Cobalt, DDT, and Total Petroleum Hydrocarbons (TPH) were detected previous to outbuilding removal in the area. Further sampling is recommended to confirm that the Arsenic/Lead and the Petroleum Hydrocarbon issues remain recognized environmental concerns now that the buildings are gone. If confirmed, removal of surface soil and closure sampling will be required around the former sheds and outbuildings in the southern corner of the site under Santa Clara County Environmental Health regulatory oversight. Phase II environmental sampling should be directed at confirming the elevated levels remain.

An underground storage tank was reported to have been removed from the side yard of 567 Maybell Avenue in May of 2011. Reportedly, the tank had not been registered because it was an agricultural tank installed circa 1970. The tank was a 500-gallon UST gasoline tank with an electric gas pump that stood on a concrete platform. The Santa Clara County Environmental Health Department, the Santa Clara Water District, the San Francisco Regional Water Quality Control Board, and the City of Palo Alto were all contacted with regard to the tank. No records of the tank were on file with any of the agencies. In February of 2012, Rosewood Environmental Engineering observed the re-excavation of the UST grave site. The underground storage tank grave excavation resulted in observations of clean, yellow sand used as backfill for the removed tank. Soil samples were collected from the walls and floor of the excavation. Soil sample analysis indicated "Not Detected" for petroleum hydrocarbons or carcinogenic fraction.

Based on these findings, it is the opinion of Rosewood Environmental Engineering that further environmental assessment is required to evaluate if the environmental conditions of the site are compatible with the proposed residential land development.

10.0 SITE-SPECIFIC RECOMMENDATIONS

Based on the findings of the Phase I Environmental Assessment, Rosewood Environmental Engineering makes the following recommendations for site-specific issues.

The specific actions that are recommended at the site include:

Debris and outbuilding removal has occurred in recent months, including abandoned drums, cans, batteries, and other materials previously observed at the shed and including out-buildings. Further sampling should be conducted to determine if Arsenic and TPH remain.

The sampling information about the former underground storage tank grave should be reported to the authorities to obtain a letter formally closing the case and establishing responsibility for the tank with the current landowner.

The well at the Site should be properly permitted for closure and abandoned under proper protocol.

The County of Santa Clara Environmental Health Department should be notified about the former underground storage tank and the investigation performed by Rosewood Environmental Engineering indicating that no evidence that the tank had leaked. The current property owner should assume responsibility for, and seek proper closure of, the tank issue prior to property transaction.

If the houses are to be demolished, they should have demolition-level asbestos and lead-based paint sampling conducted beforehand.

In accordance with California State Department of Toxic Substances Control guidelines for sampling for persistent pesticides on agricultural properties, Rosewood Environmental Engineering recommends collecting four surface soil samples to confirm persistent pesticide analysis from previous assessments.

Although no evidence of recognized environmental concerns that would affect shallow groundwater were uncovered at the Site, the Client may elect to take advantage of the opportunity to confirm this finding by collecting and analyzing grab groundwater samples from geotechnical bore holes, if they encounter groundwater in their borings or trenches. This does not represent a recommendation, but rather an option for gathering more definitive information.

10.1 Recommendation Follow-Up

At the time of preparing this Phase I Environmental Site Assessment final report, the Client had already elected to collect grab groundwater samples from a geotechnical boring conducted on June 26, 2012. In addition, surface soil samples were collected in the area of the former elevated shed and in the area of the former tractor garage, as well as confirmatory agricultural pesticide sampling in the orchard. The results of soil and grab groundwater analysis for these Phase II activities will be reported separately in a Phase II Environmental Assessment report.

11.0 GENERAL RECOMMENDATIONS

In addition, the following recommendations should be considered during grading operations for development of the property:

- Should any pipe that might lead to an underground fuel or septic tank be located during mass grading operations, it should be reported to the Environmental Engineer and carefully evaluated. If any PVC, concrete or metal pipes not associated with the irrigation system are exposed during grading or excavation operations the Soil Engineer should be notified and they should be removed from the grading site under supervision.

- During any grading or excavation activities of the property, soil technicians and operators must be made aware to look for unusual conditions suggesting buried debris or other potential adverse environmental conditions that may be discovered on the property. It is likely that septic tanks are present from the old residence and the current residence at the south east part of the site. If any of these conditions is encountered, then the Environmental Engineer must be notified and the specific condition appropriately remedied in accordance with the local, county, and state and Regional Water Quality Control Board (RWQCB) requirements.

- According to Site observations, the EDR report, county records, the property owner, and persons familiar with the site, no additional water wells than the one noted exits on the Site. However, if any is encountered during the Site development activities, it should be destroyed according to local, county and state regulations.

12.0 LIMITATION

12.1 Limitations and Exceptions

Rosewood Environmental Engineering prepared the Phase I ESA report using reasonable efforts to identify recognized environmental conditions associated with hazardous substances or petroleum products at the Target Site. Findings contained within this report are based on information collected from observations made on June 8, 2010 (the day of the site reconnaissance visit) and from reasonably ascertainable information obtained from certain public agencies and other referenced sources. The ASTM Standard Practice E 1527-05 recognizes inherent limitations for Phase I ESAs, including, but not limited to:

- Uncertainty Not Eliminated – A Phase I ESA cannot completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with any property.

- Not Exhaustive – A Phase I ESA is not an exhaustive investigation of the property and environmental conditions on such property.

- Past Uses of the Property – Phase I requirements only require review of standard historical sources at five year intervals. Therefore, past uses of property at less than five year intervals may not be discovered.

Users of this report may refer to ASTM Standard Practice E 1527-05 for further information regarding these and other limitations delineated in the referenced proposal and agreement. This report is not definitive and should not be assumed to be a complete and/or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions determined by surface observations, interviews and reviews of historical sources. The most reliable method of evaluating subsurface conditions is through intrusive techniques, which are beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other property construction purposes. Any use of this report by any party, beyond the scope and intent of the original parties, shall be at the sole risk and expense of such user.

Rosewood Environmental Engineering makes no representation or warranty that the past or current operations at the Target Site are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, Rosewood Environmental Engineering is not responsible for consequences or conditions arising from facts not fully disclosed to Rosewood Environmental Engineering during the assessment.

An independent data research company (Environmental Data Resources, EDR, Inc.) provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless obviously contradicted by Rosewood Environmental Engineering observations or other credible referenced sources reviewed during the assessment. Rosewood

Environmental Engineering shall not be liable for any such database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

Rosewood Environmental Engineering used reasonable efforts to identify evidence of aboveground and underground storage tanks and ancillary equipment on the property during the assessment. "Reasonable efforts" were limited to observation of accessible areas, review of referenced public records and interviews. These reasonable efforts may not identify subsurface equipment or evidence hidden from view by things including, but not limited to, snow cover, paving, construction activities, stored materials and landscaping.

An independent California certified laboratory, Alpha Analytical Laboratories, Inc., performed the laboratory analysis of constituents of concern for the limited Phase II Environmental Assessment. Professional liability for the statements in this report regarding the chemical analysis are assumed by the laboratory. The report with the professional's signature under whose care the work was performed is appended to this report.

Rosewood Environmental Engineering is not a professional title insurance or land surveyor firm and makes no guarantee, express or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

The Environmental Professional Statement in Section 1.3 of this report does not "certify" the findings contained in this report and is not a legal opinion of such Environmental Professional. The Environmental Professional Statement is intended to document Rosewood Environmental Engineering's opinion that an individual meeting the qualifications of an Environmental Professional took responsible care in the performance of the assessment and that the activities performed by, or under the supervision of, the Environmental Professional were performed in conformance with the standards and practices set forth in 40 CFR Part 312 per the methodology in ASTM Standard Practice E 1527-05 and the scope of work for this assessment.

Per ASTM Standard Practice E 1527-05, Section 6, User Responsibilities, the User of this assessment has specific obligations for performing tasks during this assessment that helped identify the possibility of recognized environmental conditions in connection with the property. Failure by the User to fully comply with the requirements may impact their ability to use this report to help qualify for Landowner Liability Protections (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Rosewood Environmental Engineering makes no representations or warranties regarding a User's qualification for protection under any federal, state or local laws, rules or regulations.

In accordance with the ASTM Standard Practice E 1527-05, this report is presumed to be valid for a six-month period. If the report is older than six months, the following information must be updated in order for the report to be valid: (1) regulatory review, (2) site visit, (3) interviews, (4) specialized knowledge and (5) environmental liens search. Reports older than one year may not meet the ASTM Standard Practice 1527-05 and therefore, the entire report must be updated to reflect current conditions and property-specific information.

Other limitations and exceptions that are specific to the scope of this report may be found in corresponding sections.

12.1 Special Terms and Conditions (User Reliance)

This report is addressed to Palo Alto Housing Corporation and its prospective lenders, including persons and/or entities as may be designated by Palo Alto Housing Corporation and their respective successors and assigns (collectively, "Palo Alto Housing Corporation") solely for the purpose of due diligence documentation in the dual actions of lending for, and acquisition of, the target properties. Rosewood Environmental Engineering acknowledges and agrees that this Phase I and Limited Phase II Environmental Assessment Report may be relied upon by Palo Alto Housing Corporation and its lenders in determining whether to make a loan evidenced by a note secured by the Target Property.

The report and all materials collected for the report are the intellectual property of Rosewood Environmental Engineering as instruments of consulting services. Any reproduction or use of the report, in part or in whole, must attach the limitations statements in this Section 1.0. All other potential users of this report must contact Rosewood Environmental Engineering for express permission to reproduce or use any part of the report for purposes other than stated.

13.0 INFORMATION SOURCES

These sources were consulted in addition to the EDR reports, aerial photographs, historic maps, interviewees and other documents specifically listed in the report.

Graham, Douglas, Historian for the Barron Park Association Newsletter, Many thanks for his email communications, maps, leads on news stories, and his articles in the Newsletter, 1999, 2004, and 2006.

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United States Department of Agriculture, Natural Resources Conservation Service (formerly the Soil Conservation Service), Soils of Santa Clara County, California, General Soil Map and p. 18, 1968.

Palo Alto Public Works Engineering Line at 650-329-2151

Palo Alto Pests: The 1981 Medfly Invasion
http://www.paloaltohistory.com/palo-alto-medfly-invasion.php

San Jose Mercury News (CA), *Palo Alto Neighborhood Wells Pass State-Ordered Inspection,* Published On February 1, 1986,

14.0 ENVIRONMENTAL PROFESSIONAL QUALIFICATION

This Phase I and Limited Phase II Environmental Site Assessment was performed by Dr. Cheryl Bly-Chester, a qualified Environmental Professional as defined in 40 CFR Part 312.10.

Dr. Bly-Chester holds a Bachelor's degree in Civil Engineering as her underlying credential and a valid Registered Environmental Assessor license in the State of California (01002).

Dr. Bly-Chester has over 35 years of civil engineering and environmental experience, more specifically in environmental assessments including Phase I and Phase II ESAs, which exceeds the regulatory requirement of three years of relevant experience.

Dr. Bly-Chester remains current in her field and has received 2.6 Continuing Education Units (CEUs) and 8 Professional Development Hours (PDHs) in the previous 12 month period. She is also compliant with OSHA HAZWOPER 8-hour refresher requirements, including medical surveillance.

As required in 40 CFR 312.27, Dr. Bly-Chester directly conducted the Field Visit including the visual inspection of the Site, adjacent properties and surrounding areas. She also designed the soil sampling plan and directed the soil sampling performed at the site.

"All Appropriate Inquiry" was also conducted by Dr. Bly-Chester as were all interviews. The records search, historical photo and topographic map search were conducted by EDR, Inc.

The findings, opinions and recommendations of this Phase I Environmental Site Assessment are those of Rosewood Environmental Engineering**,** as formulated by Dr. Bly-Chester.

APPENDIX A

FIGURES
&
SITE PHOTOGRAPHS

APPENDIX B

AERIAL PHOTOGRAPHS

APPENDIX C

HISTORICAL AND SITE DESCRIPTIVE MAPS

APPENDIX D

HISTORICAL DOCUMENTS

APPENDIX E

OWNERSHIP AND LIEN DOCUMENTS

APPENDIX F

ENVIRONMENTAL DATA RESOURCES, INC. (EDR)

APPENDIX G

INTERVIEWS AND QUESTIONNAIRES

APPENDIX H

SOIL ANALYSIS LAB REPORT